



2011 Measure R Fall Application Form

APPLICANT INFORMATION

ORGANIZATION

Name of Organization: Town of Mammoth Lakes
Type of Organization (non-profit, HOA, Govt.): Municipal Corporation
Contact Person: Peter Bernasconi
Organization's Address: P.O. Box 1609
State / Zip: Mammoth Lakes, CA 93546
Office Phone Number: 760-9334-8989 ext 232
Email Address: pbernasconi@ci.mammoth-lakes.ca.us
Internet Address: <http://www.ci.mammoth-lakes.ca.us/>

PROJECT SUMMARY

PROJECT CONTACT PERSON

Name: Peter Bernasconi
Mailing Address: P.O. Box 1609
State/Zip: Mammoth Lakes, CA 93546
Home / Business Phone Number: 760-934-8989 ext 232
Cell Phone Number: 760-914-0285
Email Address: pbernasconi@ci.mammoth-lakes.ca.us

- 1. Name of Project:** Trail End Park Phase 3
- 2. Project Category:** Parks
- 3. Project Type** Implementation/Construction If **Other** please describe:

- 4. Measure R Funds Requested:** \$ 200,000*
*This amount should be the same as requested in the application.

RECEIVED
NOV 28 2011

Town of Mammoth Lakes
RECREATION DEPARTMENT

11:58 am

PROJECT APPLICATION

SECTION 1 - PRELIMINARY QUALIFICATIONS:

1. Does the project live within the DRAFT Parks and Recreation Master Plan; DRAFT Trail System Master Plan and/or the RecStrats Implementation Plan?

YES

If YES, please cite (page # & Section #): Parks and Recreation Master Plan p. 47

2. Does the project/service meet the "Priorities & Principles" established by the Recreation Commission for the Fall 2011 Measure R Fall Funding cycle?

YES

If YES, please cite: Finish Parks and Trails that are incomplete.

3. Describe your project's service conceptual plan including the size, scope, type, design specifications, use, and budget, or budget document. (This should be an attachment to the application titled: "Project Concept Plan.")

Trails End Park is a active use park and when completed will have a world class Volcom Brothers Skate Park with the expanded Little Brothers Skate Park specialized area with ADA access and setup for the younger user. Rounding out the skate area are several shade structures, additional seating, a dog tieup area, and space for video towers for taping events. An optional feature is to construct a retaining wall between the wood lot and the park.

Other features of the Park include a multi structue playground for all ages. The playground area will have ADA access and a perimeter path with retaining wall bench seating, synthetic turf play and seating area, and benches with shade structures. A quarter mile loop trail is planned around the perimter of the park which will provide excercise around the park while kids play and skate. This track will be signed so users can track their mileage. A PAR course next to the trail provides activity bars for strength and aerobic training.

The Splash Park provides a small area for kids and adults to get wet while having fun with a varety of spray and water devices to cool off. Water is chlorinated with a circulate tank and pool heater to maximize use of the facility. New outdoor showers will be provided near the existing restroom.

The picnic pavillion provides a covered area to eat and gather for groups of people 75 or less.

Other features of the park will exhibit low maintence plant types to minimize water consumption and required maintenace. There are small landscape buffers planned near park entrances and adjacent to play areas utilizing plants that requie minimal irrigation. Total irrigated area for the park is planned to be less than 5,000 sf.

Trails End Park is the only fully planned park located entirely on Town owned property and is non controversial. The park has limited parking but there is access from the Town Loop multiuse path and is served by the Fixed Route Transit System.

SECTION 2 - PROJECT DESCRIPTION

1. Project Location

A. If your project is Development (Design), Implementation (Construction), or Maintenance (Operational), what is the location (fields, Town or private property, etc...) of your project?

Trails End Park is a five acre parcel that was deeded to the Town in conjuciton with the Trails and industrial park subdivision. The park is partially developed with the Brothers Skate Park, parking lot, and restroom facility.

B. If your project is Contractual Services where will your services be provided?

Town staff will manage construction contracts to complete this work.

2. Do you have approval to use the location (fields, Town or private property, etc...) identified in this application?

YES

If YES, Please provide documentation of approval This park is a public park and completing a portion or all of this

If NO, describe how and when you will secure this approval? This project is part of the master plan as approved by the Parks and Recreation Commission.

3. Based upon your project type ("Project Summary" Question 3) who is / will be (organization & person) responsible for maintenance and operation upon completion of the project/service?

A. **Maintenance:** The Town will be responsible for maintenance of the new facilities. The Skate Park is partially funded with funds from a grant provided from Volcom which provides up to \$10,000 per year for this work. Reimbursement to the Town is made through the Mammoth Lakes Foundation.

B. **Operation:** The Park is operated by the Town and has daily visits by Parks Staff to check facilities, restrooms, trash containers, and other portions of the park to ensure safety of the users.

4. Will any Development (design) funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

This phase of Trails End Park development was funded with a 2010 grant.

5. Will any Implementation (construction) funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

The project can be constructed as one phase separate for each component. A larger project may provide better pricing and cost savings. See Exhibit B and C.

Playground
Playground perimeter area
Splash Park
Perimter Trail 1/4 mile loop
Pavillian
Little Bothers Skate park
Par Course area -
Misc benches, shade structure, tables, etc

6. Will any Maintenance funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

The project can be constructed as one phase separate for each component. A larger project may provide better priceing and a cost savings. See Exhibit B and C.

Playground	\$400/year
Playground perimeter area	\$100/year
Splash Park	\$10,000/year
Perimter Trail 1/4 mile loop	\$250/year
Pavillian	\$250/year
Little Bothers Skate park	\$300/year
Par Course area -	Minimal
Misc benches, shade structure,etc.	40 hours/year

7. Will any Operational funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

Playground	1 hour/day
Playground perimeter area	1/2 hour/day
Splash Park	2,000 hours/season
Perimter Trail 1/4 mile loop	1 hour/week
Pavillian	300 hours/year
Little Bothers Skate park	1 hour/week
Par Course area -	Minimal
Misc benches, shade structure, etc.	40 hours/season

8. Will any Replacement funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

Playground	30 yr life
Playground perimeter area	20 yr life
Splash Park	\$250,000
Perimter Trail 1/4 mile loop	\$100,000
Pavillian	\$ 75,000
Little Bothers Skate park	30 yr life
Par Course area -	30 yr life
Misc benches, shade structure, tables, etc	20 yr life

9. Will there be Contractual Service hours used for any phase of your project?

YES

If YES, please identify which phase, how many hours and the value of those hours:

This project falls under the requirements of the Public Contract and would be constructed using the requirements of this law and regulations.

10. Will there be volunteer hours used for any phase of your project?

YES

If YES, please identify which phase, how many hours and the value of those hours:

Volcom Brothers Skate Park has two events each year where the proponents perform a thorough cleanup of the park before and after each event.

The Trails HOA has discussed organizaing or participating in monitoring and cleanup activities of the park once it becomes more diversified in the actilvvities.

11. Have any public funds (Town Funds – includes Measure R) been previously committed to this project/service or project site?

YES

If YES, please identify amount and year of funding or award:

DIF - Phase 2 of park and turn lanes	\$1,200,000
General Funds - Skate Park dome rework	\$ 25,000
General Funds - Skate Park Plaza	\$ 30,000
Measure R - Final design	\$ 45,000

12. Is Measure R your only funding source for this project/service?

YES

If NO, provide amount and source of additional funds (You will be required to provide proof of this funding)

The Volcom Brothers Skate Park was constructed with private funds at a value of about \$1,000,000. There also may be fundraising activities for construction of the Little Brothers Skate Park.

13. Is your project/service going to have an impact (positive or negative) on existing use in the location you have identified?

(Please Describe)

The project will have a positive impact to the park by providing active uses for all age levels. For those that skate this world class facilities is unparalleled in the skate world. Other park features provide a play area for kids ages 2 to 6 and 12 and under. This area provides an additional area for caregivers to relax and watch the kids play. The 1/4 mile path provides a walkway to measure activities while supervising kids or just exercising. The Splash Park will allow kids to get wet and will be the only splash park in the Eastern Sierra. The picnic pavilion will provide a covered area for groups of less than 75 to gather with friends and family. The Par course will enable people using the park or trail system a variety of exercise routines for creating and maintaining healthy life styles. Other improvements provide shade, seating, and will make the park an attractive place for residents and guests.

14. Describe your plan for how the Town of Mammoth Lakes will manage/maintain oversight of this project/service.

The park will be managed and maintained with parks and recreation staff similar to the Shady Rest Park and Mammoth Creek Park.

Currently the Town allocates about 1/2 FTE to Trail End Park. With the completion of these improvements it is anticipated that staffing will need to increase to 1 FTE from May to October each year.

The park does not have significant use in the winter and the restrooms are closed. The parking lot is plowed and there is an opportunity to have winter staging from this location.

SECTION 3 - PROJECT BENEFITS

- 1. Describe how your project/service provides a measurable community benefit (incremental visits, revenue, etc.) to the residents and visitors of Mammoth Lakes?**

A recent study by the Trust For Public Lands concluded that parks provide for improved air quality, water quality, hedonic value, direct use, help promote healthy life styles, helps generate income from vistors and develop community cohesion.

About 50% of the users of the skate park are visitors that come from all over the world. (England, Aultralia, New Zealand, Japan, among others). A simple search on the internet boasts this park a must skate at least once in a life time. The new wheel chair accessible portions of the park will be a big draw. Providing an active use park will encourage use by Disabled Sports of the Eastern Sierra and the Wounded Warriar Program. This skate park has become one of the best known parks in the country and attracts world class athletes such as Tony Hawk, Canny Way, and the Volcom Skate Team.

- 2. Is your project/service available for limited or year-round use? (Please describe the use.)**

These park improvements are generally only intended for use in non-snow periods of spring, summer, and fall. Removal of snow would not be cost effective and there are many other activities once snow has covered the ground.

- 3. Describe the economic benefits of your project/service.**

According to US Leisure, about 30 percent of travelers are families with kids and additionally, 7 percent of grandparents traveling with kids. Picking a destination is similar to selecting a place to stay with kids, if the place doesn't have a pool you go somewhere else. Families come to areas with great parks that are well maintained. Visiting mountain areas is in the top ten places to go and this affluent group make on average 4.5 trips a year.

- 4. Please provide any additional information you would like the Recreation Commission to consider when reviewing your application.**

The Town of Mammoth Lakes provides recreational oppourtunities uncomparable to any other city or county around the country and has done so with a strong emphasis on protecting the environment, promoting sustainability both environmentally and economically, improving a nation's, if not the entire world's overall health by encouraging and showing activity and exercise can be a fun, family orientated event given the right setting and recreational opportunities. The Trails End Park provides and encourages the overall plan and theory of what our Town should be and represent to the people in addition to setting an impressive example for communities around the world.

SECTION 4 – PROJECT FEASIBILITY

For any new project request not previously funded by Measure R, please complete the feasibility portion of your application that includes the demand, cost and feasibility analysis. The Recreation Commission may ask for a professional feasibility study conducted by a consultant depending on the cost and scale of your project.

DEMAND ANALYSIS:

1. Competitive Supply Analysis

- A. Provide a review of both direct and indirect competition and the strengths and weaknesses of the competition (SWOT) – identification of where the proposed project fits within the marketplace.**

The final design for Trails End Park was funded in the 2010 cycle and therefore Section 4 is not required.

Community parks show significant community value and it has been said that "great city parks keep our community beating". Some of the best parks with diversity in recreation options are mingled with playgrounds and natural areas. Once completed this will be one of those parks.

2. Identification of Market Opportunity

- A. Identify the long term opportunity that the project presents.**

3. Describe the targeted users of your project/service. (Include numbers of participants)

4. **Projected Multi-Year Demand Analysis**
 - A. **Provide the projected demand with assumptions.**

5. **Projected Multi-Year Revenue Projections**
 - A. **Projected revenue with pricing assumptions.**

COST ANALYSIS

1. **Provide the estimated one-time of annual costs for each phase of your project or service. (Where applicable)**

A. Land acquisition costs:	\$0.00
B. Equipment acquisition:	
C. Site preparation/demolition and site prep costs:	
D. Entitlement costs:	\$0.00
E. Architect and planning costs:	\$0.00
F. Construction costs:	
G. Operational costs:	
H. Maintenance costs:	
I. Programming costs:	
J. Other:	

FEASIBILITY ANALYSIS

1. Project and Financial Assumption

- A. Please state assumptions which are the basis of the pro forma development.**

2. Multi-Scenario Pro Forma's

- A. Provide a number of pro forma scenarios to understand financial projects feasibility. Within this element it is recommended that a 5 year operating budget be developed.**

3. Risk Analysis

- A. Identify project risks.**

4. Project Schedule

A. Identify the necessary implementation tasks required for your project or service.

5. Quality of Life Analysis

A. Identify positive and negative project effects on the quality of life for the community of Mammoth Lakes.



TRAILS END PARK MAMMOTH LAKES, CA
 TOWN OF MAMMOTH LAKES

ILLUSTRATIVE PARK PLAN



DESIGNWORKSHOP
 Landscape Architecture • Land Planning • Urban Design • Tourism Planning
 PO Box 900 • 201 Main Street, Ste. W • Mammoth, CA 93546 • 775.938.1873 • Fax: 775.938.1874



ASPHALT PATH



CONCRETE BAND



CONCRETE SEAT WALL (With skate board deterrents)



BOULDER WELCOME SIGN



PLAYGROUND SURFACING-ENGINEERED WOOD FIBER



SPLASH PAD SURFACING-PEBBLE FLEX SLIP RESISTANT SURFACING



ARTIFICIAL TURF



PARK PAVILION (Similar to Shady Rest Park but 1/2 the size)



SHADE STRUCTURE (Shade sail to be removed during winter)



PLAYGROUND FOR AGES 5-12 (Previously purchased by Town)



PLAYGROUND FOR AGES 2-12 (Previously purchased by Town)



SPLASH PAD (Assorted water play elements to be determined)

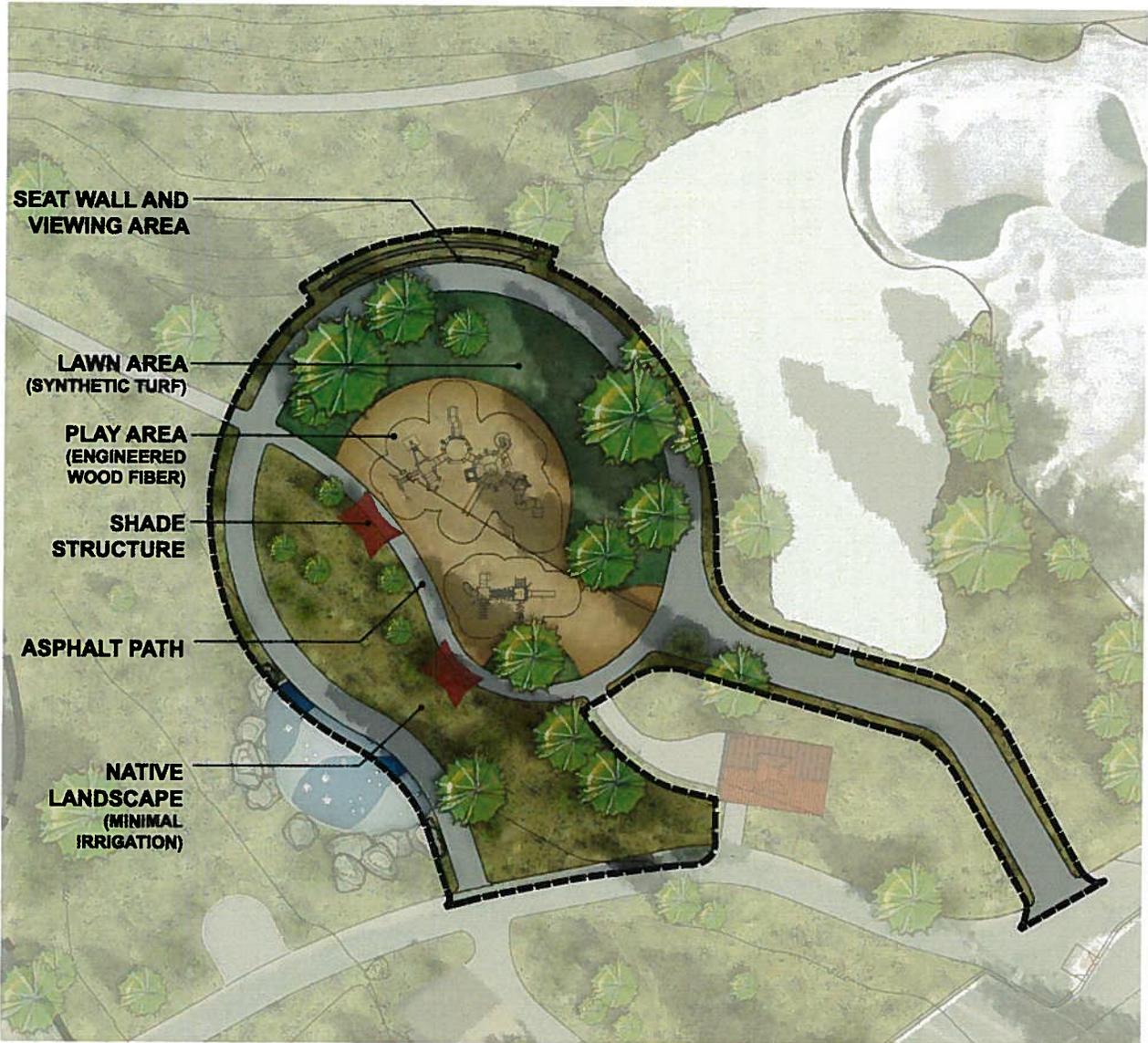
TRAILS END PARK MAMMOTH LAKES, CA TOWN OF MAMMOTH LAKES

MATERIALS BOARD

DESIGNWORKSHOP

Landscape Architecture • Land Planning • Urban Design • Tourism Planning

PO Box 1000 • 201 Main Street, Ste. 10 • Mammoth, CA 96041 • (775) 837-1000 • Fax: (775) 837-1000



Trails End Park - Mammoth Lakes, CA
 Opinion of Probable Construction Cost-Phase One
 25-Apr-11

ITEM	DESCRIPTION	OVERALL QUANTITY	UNIT	UNIT PRICE	TOTAL
Mobilization/Demobilization					
	Mobilization/Demobilization	1	LS	Calcd as 7.5% of item subtotal	\$18,999.00
Total Mobilization/Demobilization					\$18,999.00

Construction Staking					
	Construction Staking	1	LS	\$6,000.00	\$6,000.00
Total Construction Staking					\$6,000.00

Temporary Controls					
	Temporary Erosion Control	1	EA	\$3,000.00	\$3,000.00
Total Temporary Controls					\$3,000.00

Demolition and Excavation					
	Tree Removal	6	EA	\$800.00	\$4,800.00
	Clearing and Grubbing	1	LS	\$5,000.00	\$5,000.00
	Excavation (Cut)	75	CY	\$100.00	\$7,500.00
	Excavation (Fill)	65	CY	\$100.00	\$6,500.00
Total Demolition and Excavation					\$23,800.00

Paving and Concrete					
	Class 2 Aggregate Base	175	CY	\$125.00	\$21,875.00
	3" AC Pavement	6,250	SF	\$6.00	\$37,500.00
	4" Conc. Pavement	135	SF	\$7.00	\$945.00
	18" deep, 6" wide Conc. Retaining Curb	530	LF	\$45.00	\$23,850.00
	18" deep Conc. Seat Wall	175	LF	\$150.00	\$26,250.00
Total Paving and Concrete					\$110,420.00

Utilities					
	2" water line	280	LF	\$45.00	\$12,600.00
	Gate Valve	2	EA	\$800.00	\$1,600.00
	Quick Coupler	2	EA	\$600.00	\$1,200.00
Total Utilities					\$15,400.00

General Site					
	Native Landscape Revegetation	13,750	SF	\$1.75	\$24,062.50
	Engrave/Install Boulder Entry Sign	1	LS	\$4,500.00	\$4,500.00
	Install Play Equipment (ages 5-12)	1	LS	\$6,500.00	\$6,500.00
	Install Play Equipment (ages 2-12)	1	LS	\$4,000.00	\$4,000.00
	Engineered Wood Fiber	75	CY	\$2.50	\$187.50
	Artificial Turf	700	SF	\$7.50	\$5,250.00
	Shade Structure	2	EA	\$18,500.00	\$37,000.00
	Site Furnishing-Picnic Table	4	EA	\$1,350.00	\$5,400.00
	Site Furnishing-Bench	4	EA	\$1,200.00	\$4,800.00
	Site Furnishing-Trash Receptacle	2	EA	\$1,500.00	\$3,000.00
Total General Site					\$94,700.00

SUB TOTAL					\$272,319.00
5% CONTINGENCY					\$13,615.95
TOTAL					\$285,934.95

TRAILS END PARK MAMMOTH LAKES, CA
 TOWN OF MAMMOTH LAKES

PHASE ONE PARK IMPROVEMENTS

DESIGNWORKSHOP
 Landscape Architecture • Land Planning • Urban Design • Tourism Planning
 P.O. Box 999 • 21800 North Lake Blvd • Mammoth, CA 96041 • 530-935-1400 • Fax: 530-935-1401

2011 Measure R Fall Application
The Town of Mammoth Lakes
Trails End Park Phase 3
Exhibit B

Measure R Funds Requested for Phase 1: \$ 200,000.00

Implementation (construction) Funds Section 2, Question 5	
Playground	\$ 200,000.00
Playground Perimeter Area	\$ 120,000.00
Splash Park	\$ 225,000.00
Perimeter Trail 1/4 Mile Loop	\$ 100,000.00
Pavillian	\$ 100,000.00
Little Brothers Skate Park	\$ 400,000.00
Par Course Area	\$ 25,000.00
Misc. Benches, Shade Structure, Tables, etc.	\$ 100,000.00
Landscape Erosion	\$ 60,000.00
Total	\$ 1,330,000.00

Maintenance Funds Section 2, Question 6	
Playground	\$400/year
Playground Perimeter Area	\$100/year
Splash Park	\$10,000/year
Perimeter Trail 1/4 Mile Loop	\$250/year
Pavillian	\$250/year
Little Brothers Skate Park	\$300/year
Par Course Area	Minimal
Misc. Benches, Shade Structure, Tables, etc.	40 hours/year
Annual Cost	\$ 11,300.00
Annual Hours	40 hours/year

Operational Funds Section 2, Question 7	
Playground	1 hour/day
Playground Perimeter Area	1/2 (.5) hour/day
Splash Park	\$2,000/season
Perimeter Trail 1/4 Mile Loop	1 hour/week
Pavillian	\$300/year
Little Brothers Skate Park	1 hour/week
Par Course Area	Minimal
Misc. Benches, Shade Structure, Tables, etc.	40 hours/season
Annual Cost	\$ 2,300.00
Annual Hours	1317.5

*It is expected that the current 1/1 FTE maintenance worker will increase to 1 FTE once the park is fully complete.

Replacement Funds Section 2, Question 8
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Playground		30 year life
Playground Perimeter Area		20 year life
Splash Park	\$	250,000.00
Perimeter Trail 1/4 Mile Loop	\$	100,000.00
Pavillian	\$	75,000.00
Little Brothers Skate Park		N/A
Par Course Area		N/A
Misc. Benches, Shade Structure, Tables, etc.		N/A

Trails End Park Phase 1 Schedule

